



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (If any)
NCC (Property Asset Management) John Dryden House 8 - 10 The Lakes Bedford Road Northampton NN4 7YD	Lambert Smith Hampton Pyramus House Roman Way Grange Park Northampton NN4 5EA

Part I - Particulars of application

Date of Application	Application No.
15 May 2013	NCC Ref: 13/00009/CCDFUL CBC Ref: 13/000164/COC

Particulars and location of development

Demolition of the former Kingswood School and all out buildings including site supervisors bungalow at Former Kingswood School, Gainsborough Road, Corby, Northamptonshire, NN18 9NS.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

2. **Scope of Permission**

Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form dated 5 February 2013

Site Location Plan – Ref: 001

Block Plan – Ref: 002

Photographs of Existing Buildings Ref: 0063154/PMS/CV Rev A

Listers Geoenvironmental Investigation Report – Ref: 12/11/009 dated December 2012

Site Waste Management Plan dated 03/09/12 version 1

Management Plan: Hazardous Materials Removal & Demolition dated 5 February 2013

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **Hours of Working**

Except as may otherwise be agreed in writing by the County Planning Authority all demolition and restoration works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

4. **Access & Highway Safety**

Construction delivery vehicles shall not enter or leave the site between 8.15am to 9.00am and 2.45pm and 3.45pm Mondays to Fridays during school term time at the school adjacent to the site.

Reason: In the interests of highway safety and the amenity of local residents during the construction process having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

5. **Access & Highway Safety**

All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

Reason: To avoid any adverse impacts on the highway network and highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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6. Access & Highway Safety

All HGVs arriving at and leaving the site shall be sheeted to prevent material spillage, wind blow and odour nuisance.

Reason: In the interests of amenity protection and highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

7. Access & Highway Safety

The contractor shall keep a written record of daily vehicle movements (and times of the day) associated with the development and these records shall be provided to the County Planning Authority within five days of a written request.

Reason: In the interests of amenity protection and highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

8. Contaminated Land

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for a remediation strategy detailing how this contamination shall be dealt with.

Reason: In the interests of human health and protection of the water environment have regard to Policy 13 North Northamptonshire Core Spatial Strategy (2008).

REASONS FOR APPROVAL

It is considered that the proposed demolition would not have a significant adverse impact upon neighbouring residential amenity. There have been no objections received with regards to the proposals and there are no other justifiable reasons for refusal. The development is therefore considered acceptable having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this application the County Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussion; assessing the proposals against relevant Development Plan policies; all material considerations; consultation responses and any valid representations that may have been received. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

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INFORMATIVE

1. No works within the existing adopted highway, maintainable at the public expense, either temporary or permanent, may commence without the express written permission of the Highway Authority. This planning permission does not give or infer such permission. The Highway Authority, will only give consent to commence works subject to the completion of an appropriate Agreement, within the Highways Act 1980 to facilitate any promoted off-site accommodation works.

Date 3rd July 2013 Signed G.P. Watson

For Assistant Director of Environment and
Planning

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